

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MINUTES  
JANUARY 8, 2020**

At 7:31p.m., Mr. Newman called the meeting to Order.

The Secretary read the Adequate Notice and the additional Noticing required by the Township.

Salute to the Flag.

Attorney Steib swore in appointed Members: Deputy Mayor Grbelja, Mr. Conoscenti as the Mayor's Designee, Mr. Beck Class IV, Mr. Newman Class IV and Ms. Curtis, Alternate I.

**Roll Call:** Present: Beck, Conoscenti, Curtis, Grbelja, Newman, Oxley, Pado and Pepe.  
Absent: Arpaia, Pinney and Ziner

**APPROVAL OF MEETING MINUTES: December 11, 2019**

The Meeting Minutes having been distributed for review and comment, the Board Secretary announced that a few grammatical changes were subsequent to this meeting. These changes were not substantive.

Ms. Oxley made the Motion to approve the Meeting Minutes and Ms. Curtis offered a Second: Roll Call Vote: Oxley, Curtis and Beck voted yes to approve.

**PUBLIC COMMENT PORTION:** Chairman Newman opened the Meeting to the public for any public comment they may have excluding the applications that are on the Agenda for the Board to consider this evening.

Bob Sanick, 723 Perrineville Road. He explains that there is a high-water table in that area where he resides. This high-water table caused a situation with his own septic. He questioned the size of the project to be located in this area. He stated that it does not seem to fit in this 10-acre zone. He is concerned about what this will do to the value of the homes in the area

Kyle Sanick, 723 Perrineville Road. She voiced her concerned for a potential 3 story building next to her home and a large playground behind her home. She is concerned about the traffic impact of such a project. She stated that this is an environmental concerned community and she is concerned about the impact on the wetlands by the construction of this project and concerned about the lack of buffer from her home to the project.

Vice-Chairman Pepe feels this is a terrible situation for the Township. The Board created a 10-acre zone after a hydrologist performed a study. Her concerns are viable. The Board is getting this dictated to us from the State.

Shannon Kearney, 725 Perrineville Road. Moved to Millstone Township for the openness, land, quit and location. Feels that the large affordable housing complex near them will negatively impact the area with traffic.

Vice-Chairman Pepe feels that presently the roads cannot handle that traffic volume that would be generated by this site.

Chairman Newman advised that this Board receives and makes decisions on applications. The Board has not received any application for this project yet. He stated that at some point the Developer will have to submit an application and comply with the State and local standards. Our professionals will have to review the application. The Board would probably hire other professionals to look at traffic and water/sewer. We will have a chance to do our part when the time comes. We may not have any plans within months or years. Chairman Newman explained that presently, the property is not even zoned yet for this type of project yet. The Board will protect the Township and its interests.

Vice-Chairman Pepe offered that this is not something that the this is not something that people want. We have tried to keep this Township rural. The Board will do its best to protect the Township and its residents.

Deputy Mayor Grbelja stated that the project has to go through the NJDEP approvals and we must see what the State says if the project will get the approvals.

Michael Huey, 1083 Windsor Road. There have been traffic accidents, and explains some of the incidents at this intersection. He is concerned about the traffic. When he moved to the area in 2005 with an anticipation of the rural nature of the Township. Half of his property is in a conservation easement, explaining the environmentally sensitive nature of the land in that area. He is concerned that the projected property is very wet and he provided an example.

Bob Sanick wanted the Board to know that there is no "Welcome to Millstone" sign at that end of town, in his area.

Chairman Newman seeing no further comments, he closed the Open Public Comment Portion at 8:04 p.m.

#### **ELECTION OF OFFICERS:**

**Chairman** - Nominations for the Chairman were open. Mr. Pepe made a Motion to nominate Mr. Newman as Chairman and Mr. Pado offered a Second. Seeing no other nominations for Chairman, by unanimous vote, the nominations for Chairman are closed. Roll Call Vote: Pepe, Pado, Beck, Grbelja, Oxley, Conoscenti and Curtis voted yes to elect Mr. Newman.

Mr. Newman thanked the Board.

**Vice-Chairman** - Nominations for Vice-Chairman were open. Chairman Newman made a Motion to nominate Mr. Pepe as Vice-Chairman and Deputy Mayor Grbelja offered a Second. Seeing no other nominations for Vice-Chairman, by unanimous vote, the nominations for Chairman are

closed. Roll Call Vote: Newman, Grbelja, Beck, Conoscenti, Curtis, Pado and Oxley voted yes to elect Mr. Pepe.

Mr. Pepe thanked the Board.

**Board Secretary** - Nominations for Secretary were open. Mr. Newman made a Motion to nominate Pam D'Andrea as Secretary and Ms. Curtis offered a Second. Seeing no other nominations for Secretary, by unanimous vote, the nominations for Secretary are closed. Roll Call Vote: Newman, Curtis, Conoscenti, Beck, Grbelja, Oxley Pado and Pepe voted yes to appoint Mrs. D'Andrea as Secretary.

Mrs. D'Andrea thanked the Board.

### **Professionals:**

The Board next considered nominations for its professionals. Chairman Newman advised that the Board has a fair and open bidding process. No bids outside of the current professionals' bids were received. The Board professionals do an outstanding job.

**Board Attorney**: Chairman Newman made a Motion to re-appoint Michael B. Steib, Esq. of Michael B. Steib, PA and Vice-Chairman Pepe offered a Second. Roll Call Vote: Newman, Pepe, Pado, Oxley, Grbelja, Beck, Curtis and Conoscenti voted yes to reappoint Michael B. Steib, Esq. of Michael B. Steib, PA as Board Attorney.

Mr. Steib thanked the Board.

**Board Engineer** – Chairman Newman made a Motion to re-appoint the Engineering firm of Leon S. Avakian, Inc. with Matt Shafai, P.E. as the principal engineer for the position of Board Engineer and Ms. Curtis offered a Second. Roll Call Vote: Newman, Curtis, Pado, Oxley, Beck, Grbelja, Conoscenti and Pepe voted yes to appoint Matt Shafai, P.E. of Leon S. Avakian, Inc. as Board Engineer.

**Board Planner** – Chairman Newman made a Motion to re-appoint the firm of Heyer, Gruel and Associates with McKinley Mertz, P.P. as the principal planner for the position of Board Planner and Mr. Pado offered a Second. Roll Call Vote: Newman, Pado, Beck, Oxley, Grbelja, Conoscenti, Pepe and Curtis voted yes to appoint Planner McKinley Mertz, P.P. of Heyer, Gruel and Associates as Board Planner.

**Court Reporter** – Chairman Newman made a Motion to nominate Angela Buonantuono of AB Court Reporting, LLC as Board Court Reporter and Mr. Pado offered a Second. Roll Call Vote: Newman, Pado, Grbelja, Conoscenti, Beck, Pepe, Oxley and Curtis voted yes to appoint Angela Buonantuono as Board Court Reporter.

### **Designation of the Official Newspapers**

Chairman Newman made a Motion to nominate the Asbury Park Press and The Times of Trenton as the official Board Newspapers and Mr. Pado offered a Second. Roll Call Vote: Newman, Pado, Curtis, Beck, Conoscenti, Grbelja, Pepe and Oxley voted yes to the designations.

**Regular Monthly Meeting Schedule**

The Board having reviewed the proposed monthly meeting schedule, Mr. Pado made a Motion to adopt the regular monthly meeting schedule and Ms. Curtis offered a Second. Chairman Newman read the dates into the record. Roll Call Vote: Newman, Pado, Oxley, Curtis, Beck, Grbelja, Pepe, and Conoscenti voted yes to adopt that Regular Monthly Meeting Schedule to be held on the following dates in 2020 and the first meeting date in 2021 beginning at 7:30 p.m. in the Municipal Meeting Room located at 215 Millstone Road, Millstone Township, New Jersey as follows:

January 8, 2020	July 8, 2020
January 29, 2020	August 12, 2020
February 12, 2020	September 9, 2020
March 11, 2020	October 14, 2020
April 8, 2020	November 10, 2020 (Tuesday)
May 13, 2020	December 9, 2020
June 10, 2020	January 13, 2021

**CARRIED APPLICATION:**

**P19-05 PATEL, YOMESH** - Block 24, Lot 6 known as 455 Route 33 consisting of 1.28 acres in the Highway Commercial (HC) Zone. Applicant seeks approval to construct a 8,820 s.f. retail building. Variances requested for lot area, 3 ac. required, 1.28 ac. exists; lot width and frontage, 250 ft. required, 187.95 exists; lot depth 450 ft. required, 237.52 exists; front yard setback 100 ft. required, 77 ft. proposed, setback both sides 100 ft. required, 70 ft. proposed, parking 55 stalls required, 44 proposed, 1 loading stall need, 0 proposed. Deemed Complete 7-8-19. Date of Action 11-5-19 with extensions through February 29, 2020. Application heard in part 10-11-19; 12-11-19, Carried to and 1-8-20 Ext. Granted through January 31, 2019, Carried to 2-12-20. No further noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Masci \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_

Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Arpaia \_\_\_\_\_

**NEW BUSINESS:** Attorney Steib provided that the Fair Share Housing Plan will be before the Planning Board for their review and consideration on January 29, 2020.

Seeing no further new business or old business, Chairman Newman asked for a Motion and Second to adjourn. Mr. Pado made a Motion to adjourn and Ms. Oxley offered a Second and by unanimous vote, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Pamela D'Andrea